

REAL ESTATE AND OIL SECTION

Considers In Rush To Get Property Here

(Continued from Preceding Page)

leap forward this winter. **TAKE YOUR CHOICE** you are going to be among those who cash in on the winter's real estate sales? In five years are you going to regret a friend: "Why, in 1923 I have bought this corner right for \$3,000, but it seemed too high at the time, so I laid off. A year from Arkansas came in and it. I see it has now changed for \$12,000." Business, residence, apartment sites are going up in price every day. Forward march in values is not to stop until Torrance stops. Torrance can't stop now, and you can't let familiarity with the city

breed indifference to possibilities. **LOOK TO FUTURE** Don't let the fact that you could have bought it much cheaper two years ago, or five years ago, hold you back from making an investment today. In a year or two—or even less—you are going to be sorry you didn't buy in 1923 or richer because you did. Realtors in the Torrance-Lomita district have listed a wide variety of property. Guided by the ethics of the real estate board, they offer splendid and reputable service to clients. **A REAL ADVANTAGE** When you consult a realtor you profit by the advantages offered by the multiple listing system. Each realtor has listed every piece of property listed with every other realtor. This saves you trips to several offices. Buy real estate in Torrance, for investment or for building purposes—or both. Consult a realtor. You will profit both ways.

RESOLUTION OF INTENTION No. 149

A Resolution of the Board of Trustees of the City of Torrance, California, Declaring Its Intention to Order the Improvement of Portions of 222nd Street, Cabrillo Avenue, Plaza del Amo, Andreo Avenue and Gramercy Avenue; Declaring the Said Work or Improvement to Be of More Than Local or Ordinary Public Benefit and Describing the District to Be Benefited by Said Work or Improvement and to Pay the Costs and Expenses Thereof; Determining That Serial Bonds Be Issued to Represent Unpaid Assessments and Fixing the Time and Place for Hearing Objections to the Said Work or Improvement.

The Board of Trustees of the City of Torrance, California, pursuant to the provisions of the "Improvement Act of 1911" and the "Improvement Bond Act of 1915" and the amendments to said Acts, do resolve as follows:

SECTION 1.—That the public interest and convenience require and that it is the intention of the Board of Trustees of the City of Torrance, to order, the following work to be done and improvement to be made within said City, to-wit:

The grading and paving with a one and one-half (1½) inch National Pavement wearing surface laid on a two and one-half (2½) inch asphaltic concrete base of the following described portions of streets, namely: 222nd Street from Cabrillo Avenue to Arlington Avenue;

The westerly roadway of Cabrillo Avenue from the produced northerly line of 222nd Street to the produced most northerly line of Plaza del Amo;

The northerly roadway of Plaza del Amo from a line thirty-eight feet easterly from and parallel to the produced most westerly line of Cabrillo Avenue to Arlington Avenue; Andreo Avenue and Gramercy Avenue, each respectively, from 222nd Street to Plaza del Amo;

All of the foregoing proposed work or improvement shall be done at the places, in the manner and to the extent as is fully set forth on the plans, profiles and detailed drawings therefor, on file in the office of the City Engineer of said City and in accordance with Specifications No. 19 for the construction of National Pavement on file in the office of the City Clerk of said City, and reference is hereby made to said plans, profiles, detailed drawings and specifications for the full and detailed description of said proposed work or improvement.

The grade to which the said proposed work shall be done or improvement made is that shown on the said profiles therefor on file in the office of the City Engineer and reference is hereby made thereto for a description of such grade.

SECTION 2.—That the contemplated work or improvement hereinbefore mentioned is in the opinion of said Board of Trustees of more than local or ordinary public benefit, and the expense of such work or improvement is made chargeable upon the district hereinafter described, and said Board of Trustees does hereby declare said district to be the district benefited by said work or improvement, and to be assessed to pay the costs and expenses thereof, which district is bounded and described as follows, to-wit:

Beginning at a point 50 feet easterly from the most westerly line of Cabrillo Avenue and distant two hundred and eighty-five and forty-two hundredths (285.42) feet northerly of the produced northern boundary line of 222nd Street in the City of Torrance, and running thence southerly and parallel with the most westerly line of Cabrillo Avenue to the center line of Plaza del Amo; thence westerly along the center line of Plaza del Amo to the eastern boundary line of Arlington Avenue; thence northerly along the said easterly line of Arlington Avenue to a point two hundred and eighty-five and forty-two hundredths (285.42) feet northerly of the northern boundary line of 222nd Street; thence easterly in a straight line to the point of beginning; saving and excepting from the above bounded and described area the area of all public streets, avenues and alleys contained therein.

SECTION 3.—Notice is hereby given that serial bonds to represent unpaid assessments, and bear interest at the rate of seven per cent (7%) per annum, will be issued hereunder in the manner provided by the improvement bond act of 1915, the last installment of which bonds shall mature nine years from the second day of July next succeeding ten months from their date.

SECTION 4.—Notice is hereby given that on Tuesday, the 4th day of December, 1923, at eight o'clock P. M. in the Council Chamber of the City Hall of said City of Torrance, any and all persons having any objections to the proposed work or improvement may appear before said Board of Trustees and show cause why said proposed improvement should not be carried out in accordance with this resolution.

SECTION 5.—Reference is hereby made to the National Pavement License Mixture agreement of the National Pavements Corporation of California, dated November 6th, 1923, and on file in the office of the City Clerk of said City.

SECTION 6.—The City Clerk shall cause this Resolution of Intention to be published twice in the Torrance Herald, a weekly newspaper pub-

lished and circulated in said city, and hereby designated for that purpose by the Board of Trustees of said city.

The Board of Trustees do not deem it advisable that the clerk mail copies of the Notice of Improvement to the owners or reputed owners and said clerk need not mail copies of said notice.

SECTION 7.—The Street Superintendent of said City shall after the adoption of this Resolution of Intention cause to be conspicuously posted along the line of said proposed work or improvement and along all the open streets, within the hereinbefore described assessment district, notices of the passage of this Resolution of Intention in the manner and form required by law.

SECTION 8.—The city engineer is hereby directed to make a diagram of the property affected or benefited by the proposed work or improvement, as described in this Resolution of Intention and to be assessed to pay the expenses thereof. Such diagram shall show each separate lot, piece or parcel of land, and the relative location of same to the work proposed to be done all within the limits of said assessment district.

Adopted and approved this 6th day of November, 1923.

W. H. GILBERT, President of the Board of Trustees of the City of Torrance, California.

Attest: (Seal) ALBERT H. BARTLETT, City Clerk.

State of California, County of Los Angeles, City of Torrance.—ss.

I hereby certify that the foregoing Resolution of Intention was duly and regularly introduced and adopted by the Board of Trustees of the City of Torrance, at a regular meeting of said Board held on the Sixth day of November, 1923, by the following vote:

Ayes: Trustees Nash, Proctor, Gilbert. Noes: Trustees None. Absent: Trustees Fitzhugh, Smith. (Seal) ALBERT H. BARTLETT, City Clerk of the City of Torrance, California.

CERTIFICATE OF BUSINESS Fictitious Firm Name

The undersigned does hereby certify that she is conducting a restaurant business at 418 Narbonne Ave., Lomita, California, under the fictitious firm name of Lomita Spud Inn, and that said firm is composed of the following persons, whose names in full and places of residence are as follows, to-wit:

Novel McReynolds. Witness my hand this 2d day of November, 1923.

NOVEL McREYNOLDS. State of California, County of Los Angeles.—ss.

On this 2d day of November, A. D. 1923, before me, H. V. Adams, in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Novel McReynolds, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written. (Seal) H. V. Adams. My Commission Expires Jan. 3, 1926.

VISTA HIGHLANDS

Mrs. Clara Vail and Miss Lydia Parker of Arlington Avenue, Los Angeles, were luncheon guests Tuesday of Mrs. H. F. Beckwith.

Sunday dinner guests of Mr. and Mrs. T. J. Wilkes were Mr. and Mrs. D. W. Ormond of Western Avenue and Mr. and Mrs. Ben Wayt of Gramercy Avenue.

Miss Ruth Beckwith was entertained Sunday by Mrs. Roy Colburn of Gardena.

Mrs. Jack Lynn was a recent guest of Mr. and Mrs. Norris Shannon of Los Angeles.

Mr. and Mrs. W. E. Beckwith of Walnut Park were recent visitors here.

Mrs. Ely has returned to her home in Orange, after a pleasant visit with her daughter, Mrs. Harold Lynn.

KEYSTONE NEWS

Keystone, Nov. 6.—Keystones Chamber of Commerce met Saturday, Nov. 3, at Boosters' hall in Keystone. Matters of interest to Keystone were presented and an interesting talk was given by Harry L. Gadeky, secretary of the Torrance Chamber of Commerce. After the meeting adjourned a social time was enjoyed by the members, and refreshments were served.

Keystone Boosters will have one of their enjoyable dances Saturday, Nov. 10.

Mr. and Mrs. H. C. Rocque entertained Sunday Mrs. L. Everard, mother of Mrs. Rocque; Mr. and Mrs. Chas. Everard, Mr. and Mrs. Ray Schureman of Pasadena, and Mrs. Rocque's uncle, J. Everard, and his three daughters, from Pomfret, Conn., who have come out to make their home in Pasadena.

Pave Western Avenue

To Land Owners Only

Do you want your land drilled immediately on basis of one-fourth royalty and no bonus by

U. S. Royalties Company

See Exclusive Agents Torrance-Lomita Field

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State Exchange Bank Building, Torrance, Calif.

3 New 5-Room Cottages With all modern conveniences. Hardwood floors, etc. Also 4-ROOM HOUSE TO RENT

NEAR JULIAN REFINERY We are offering two acres bordering south of Julian Refinery site, between Hoover and Figueroa Streets, for \$3750.00 per acre. This is a real buy and we do not hesitate to recommend it.

IN TORRANCE RESTRICTED DISTRICT

We have, in the restricted district of Torrance, several very fine business sites, also single residence, double bungalow, apartment and court sites.

BRING US YOUR LISTINGS

YOU CAN'T BEAT THESE

5 acres near Keystone well \$3500 per acre, \$5000 will handle.

50 foot business lot right off of Carson, east front, \$4500.

5 room new bungalow, \$5250; \$1500 will handle.

4 room bungalow, \$1000 down, balance easy.

Dandy lots at Hamerton, \$850 up.

AUSTIN & AUSTIN Realtors

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Torrance

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A REAL BUY

Lot 50 x 140, Tract 4983

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\$250.00 Cash, Balance Easy Terms

Many Other Good Buys In Lots, Houses and Acreage

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Pave Western Avenue

Vote For Water Bonds

OIL LANDS AND LEASES LAND OWNERS' ROYALTIES

Some good buys we recommend. Our judgment is second to none:

60x138 on Cabrillo. \$13,500; \$8500 Cash.

Lot 9, Block 5, Torrance Tract. Double frontage. \$8500. \$6500 Cash.

15-foot residence lot, \$2200. Snap.

Space does not allow us to tell you of all of them. Just drop in. You are under no obligation to buy. Five salesmen to show you at any time.

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100 ACRES

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Adjacent to Palos Verdes Estates Near Torrance

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Real Estate

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